

February 2024



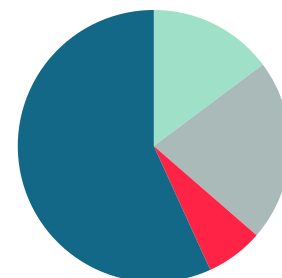
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2024 for MLS Technology Inc.

Compared Metrics	February		
	2023	2024	+/-%
Closed Listings	85	76	-10.59%
Pending Listings	93	111	19.35%
New Listings	117	133	13.68%
Median List Price	249,900	269,500	7.84%
Median Sale Price	247,000	273,500	10.73%
Median Percent of Selling Price to List Price	99.09%	100.00%	0.92%
Median Days on Market to Sale	18.00	32.50	80.56%
End of Month Inventory	241	292	21.16%
Months Supply of Inventory	1.99	2.81	41.11%



■ Closed (14.79%)
■ Pending (21.60%)
■ Other OffMarket (6.81%)
■ Active (56.81%)

Absorption: Last 12 months, an Average of **104** Sales/Month
Active Inventory as of February 29, 2024 = **292**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **21.16%** to 292 existing homes available for sale. Over the last 12 months this area has had an average of 104 closed sales per month. This represents an unsold inventory index of **2.81** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.73%** in February 2024 to \$273,500 versus the previous year at \$247,000.

Median Days on Market Lengthens

The median number of **32.50** days that homes spent on the market before selling increased by 14.50 days or **80.56%** in February 2024 compared to last year's same month at **18.00** DOM.

Sales Success for February 2024 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 133 New Listings in February 2024, up **13.68%** from last year at 117. Furthermore, there were 76 Closed Listings this month versus last year at 85, a **-10.59%** decrease.

Closed versus Listed trends yielded a **57.1%** ratio, down from previous year's, February 2023, at **72.6%**, a **21.34%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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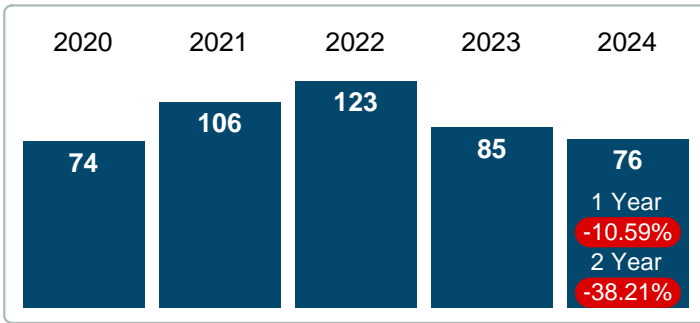
Area Delimited by County Of Rogers - Residential Property Type



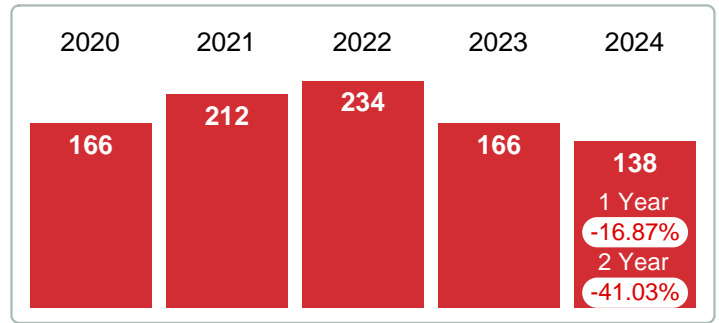
CLOSED LISTINGS

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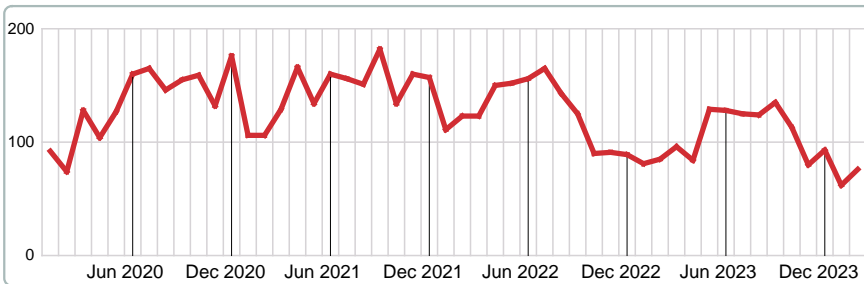
FEBRUARY



YEAR TO DATE (YTD)

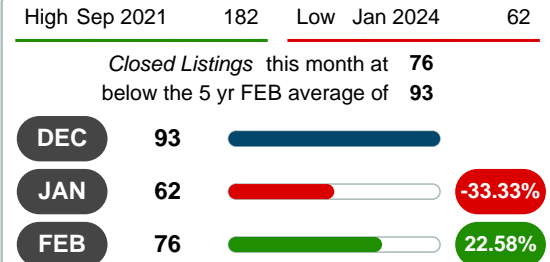


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	5.26%	112.5	2	0	2	0
\$125,001 - \$175,000	11	14.47%	17.0	1	9	1	0
\$175,001 - \$200,000	7	9.21%	15.0	0	6	1	0
\$200,001 - \$325,000	25	32.89%	30.0	0	15	10	0
\$325,001 - \$375,000	10	13.16%	66.5	1	4	4	1
\$375,001 - \$500,000	11	14.47%	1.0	0	5	5	1
\$500,001 and up	8	10.53%	97.0	0	1	5	2
Total Closed Units	76			4	40	28	4
Total Closed Volume	23,254,562	100%	32.5	685.10K	10.72M	9.74M	2.11M
Median Closed Price	\$273,500			\$121,050	\$222,450	\$322,500	\$510,000

February 2024



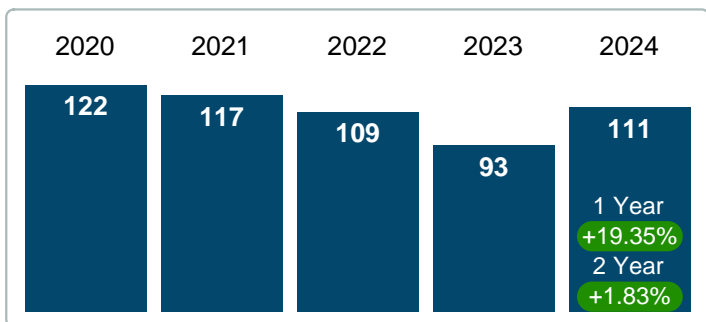
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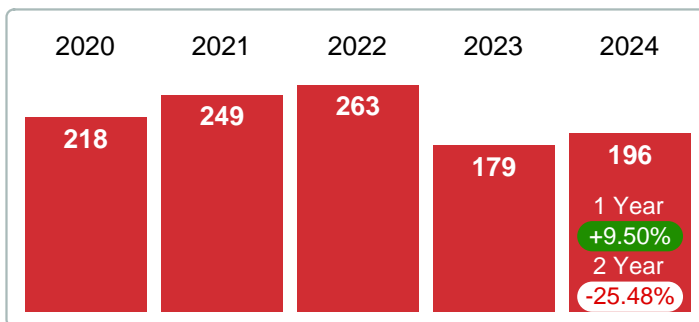
PENDING LISTINGS

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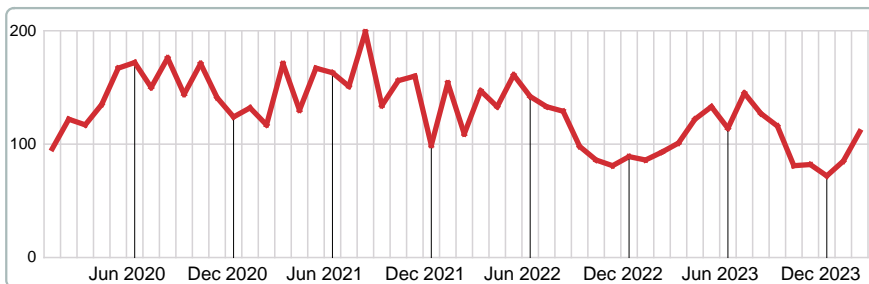
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 110

High Aug 2021 199 Low Dec 2023 72

Pending Listings this month at 111
above the 5 yr FEB average of 110



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	8.11%	31.0	2	7	0	0
\$125,001 - \$175,000	14	12.61%	20.5	3	8	3	0
\$175,001 - \$225,000	17	15.32%	30.0	1	13	3	0
\$225,001 - \$325,000	29	26.13%	26.0	1	17	11	0
\$325,001 - \$400,000	16	14.41%	21.5	0	8	8	0
\$400,001 - \$575,000	14	12.61%	44.0	0	3	11	0
\$575,001 and up	12	10.81%	39.5	0	3	6	3
Total Pending Units	111			7	59	42	3
Total Pending Volume	36,259,938	100%	31.0	1.15M	15.39M	17.46M	2.26M
Median Listing Price	\$274,990			\$159,000	\$230,000	\$376,648	\$743,000

February 2024



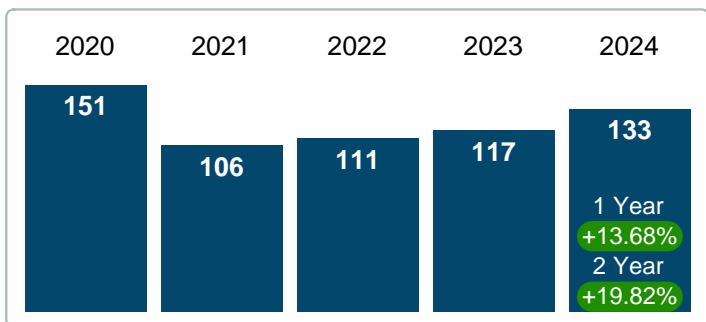
Area Delimited by County Of Rogers - Residential Property Type



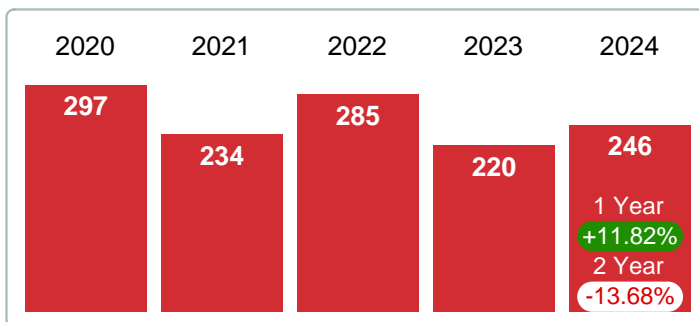
NEW LISTINGS

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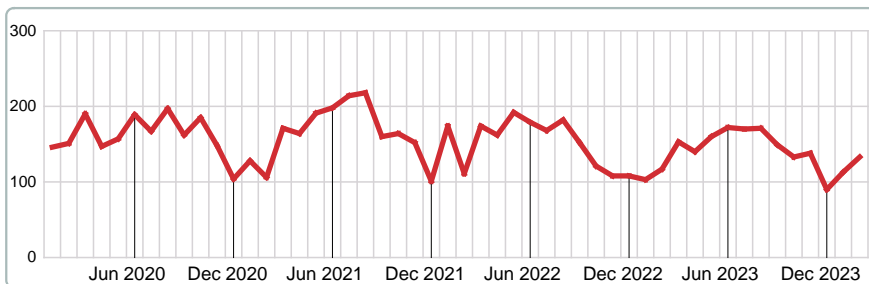
FEBRUARY



YEAR TO DATE (YTD)

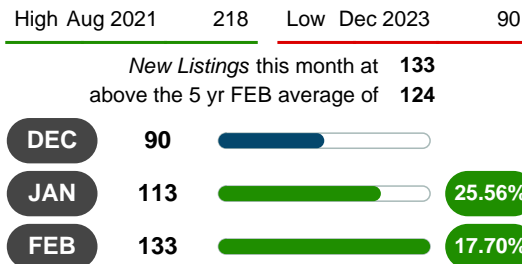


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 124



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	7.52%	4	5	1	0
\$150,001 - \$225,000	22	16.54%	2	19	1	0
\$225,001 - \$250,000	17	12.78%	0	14	3	0
\$250,001 - \$350,000	33	24.81%	1	21	10	1
\$350,001 - \$425,000	18	13.53%	0	8	8	2
\$425,001 - \$575,000	18	13.53%	2	3	12	1
\$575,001 and up	15	11.28%	1	2	11	1
Total New Listed Units	133		10	72	46	5
Total New Listed Volume	49,078,632	100%	2.54M	19.95M	22.77M	3.82M
Median New Listed Listing Price	\$299,900		\$183,500	\$241,000	\$427,500	\$414,500

February 2024



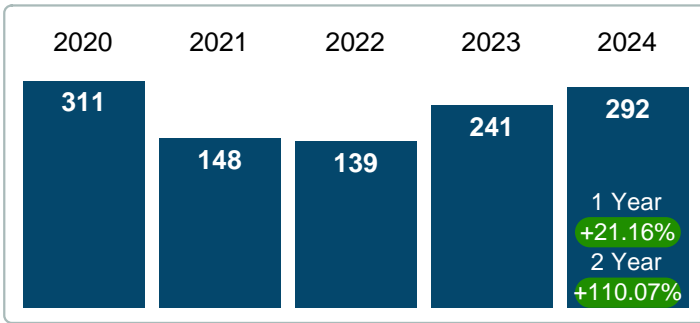
Area Delimited by County Of Rogers - Residential Property Type



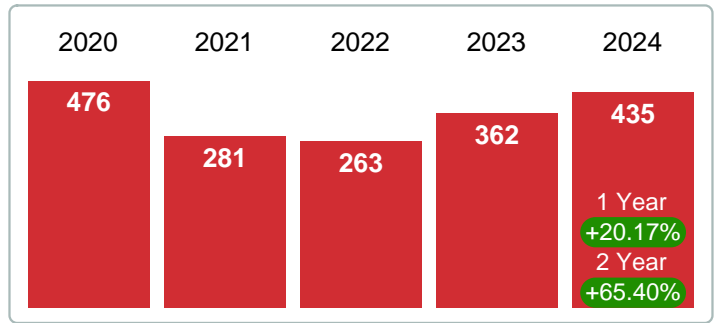
ACTIVE INVENTORY

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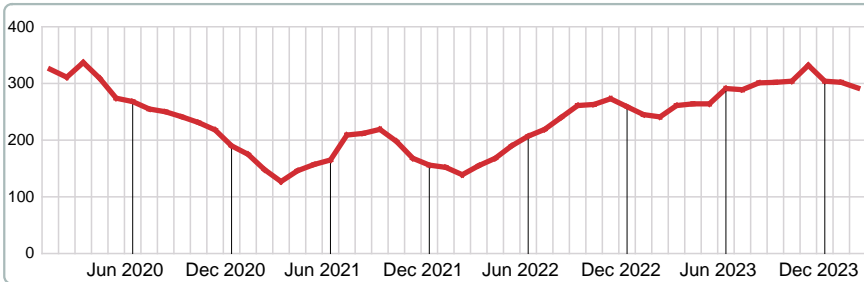
END OF FEBRUARY



ACTIVE DURING FEBRUARY

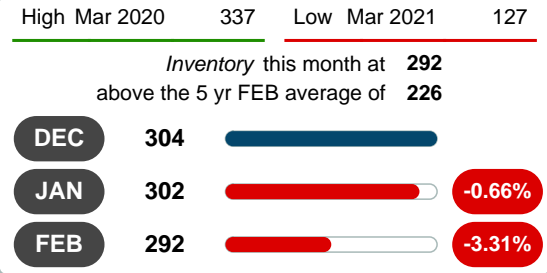


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 226



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	8.22%	28.5	10	12	2	0
\$175,001 - \$250,000	39	13.36%	28.0	2	29	8	0
\$250,001 - \$325,000	48	16.44%	39.0	3	29	13	3
\$325,001 - \$450,000	65	22.26%	49.0	2	34	22	7
\$450,001 - \$550,000	48	16.44%	91.0	1	7	34	6
\$550,001 - \$750,000	39	13.36%	106.0	1	8	21	9
\$750,001 and up	29	9.93%	100.0	1	1	15	12
Total Active Inventory by Units	292			20	120	115	37
Total Active Inventory by Volume	147,265,281	100%	68.5	5.67M	41.10M	63.98M	36.52M
Median Active Inventory Listing Price	\$414,700			\$184,750	\$285,950	\$488,400	\$575,000

February 2024



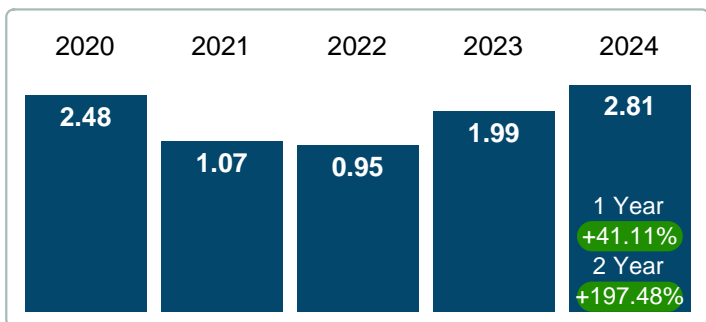
Area Delimited by County Of Rogers - Residential Property Type



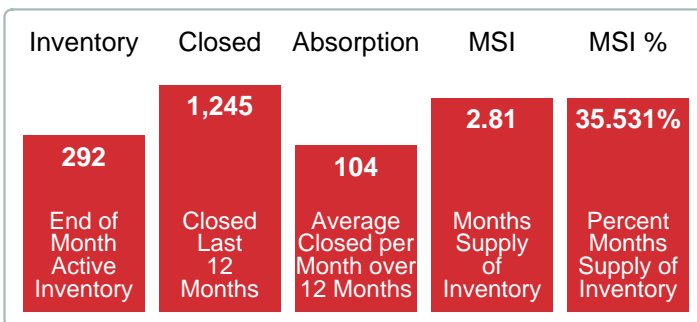
MONTHS SUPPLY of INVENTORY (MSI)

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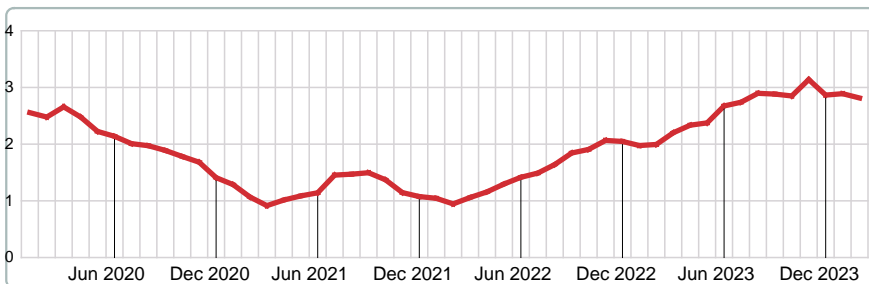
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

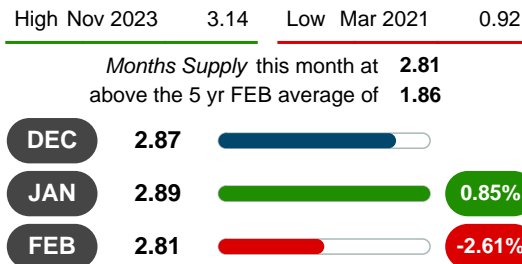


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1.86



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	8.22%	1.63	3.00	1.22	1.50	0.00
\$175,001 - \$250,000	39	13.36%	1.46	1.60	1.32	2.46	0.00
\$250,001 - \$325,000	48	16.44%	2.19	6.00	2.34	1.50	9.00
\$325,001 - \$450,000	65	22.26%	3.15	4.80	3.21	2.61	5.60
\$450,001 - \$550,000	48	16.44%	5.70	0.00	2.80	7.29	4.80
\$550,001 - \$750,000	39	13.36%	4.93	6.00	5.65	4.58	5.14
\$750,001 and up	29	9.93%	8.49	0.00	2.40	10.00	8.00
Market Supply of Inventory (MSI)			2.81	3.53	2.03	3.55	5.69
Total Active Inventory by Units		100%	292	20	120	115	37

February 2024



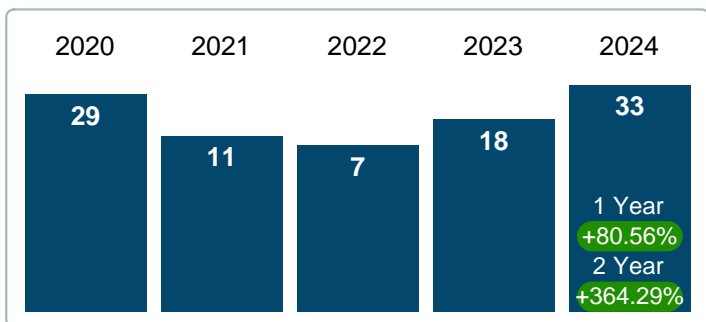
Area Delimited by County Of Rogers - Residential Property Type



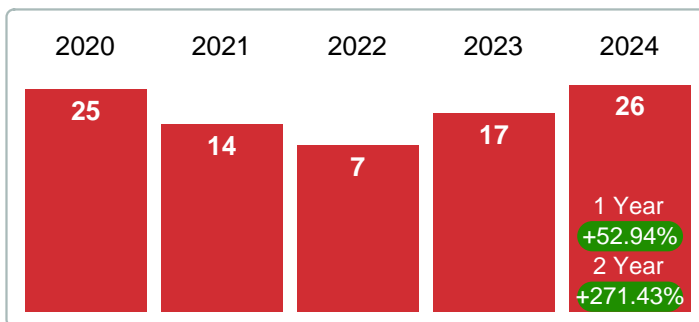
MEDIAN DAYS ON MARKET TO SALE

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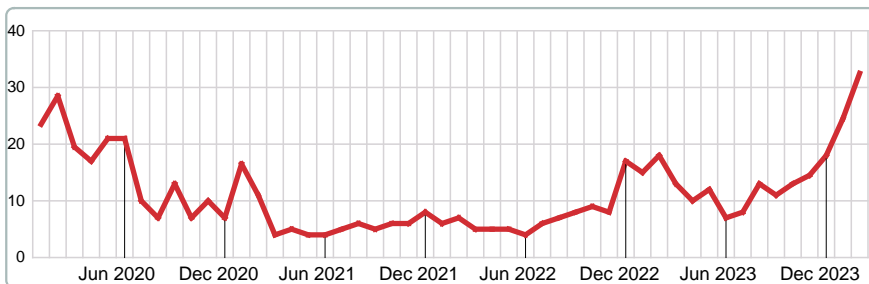
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

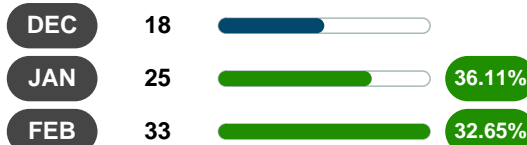


3 MONTHS

5 year FEB AVG = 19

High Feb 2024 33 Low Jun 2022 4

Median Days on Market to Sale this month at 33 above the 5 yr FEB average of 19



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5.26%	113	109	0	119	0
\$125,001 - \$175,000	14.47%	17	3	17	17	0
\$175,001 - \$200,000	9.21%	15	0	14	35	0
\$200,001 - \$325,000	32.89%	30	0	30	45	0
\$325,001 - \$375,000	13.16%	67	82	106	34	2
\$375,001 - \$500,000	14.47%	1	0	1	58	146
\$500,001 and up	10.53%	97	0	1	105	101
Median Closed DOM		33	80	15	65	101
Total Closed Units	100%	76	4	40	28	4
Total Closed Volume		23,254,562	685.10K	10.72M	9.74M	2.11M

February 2024



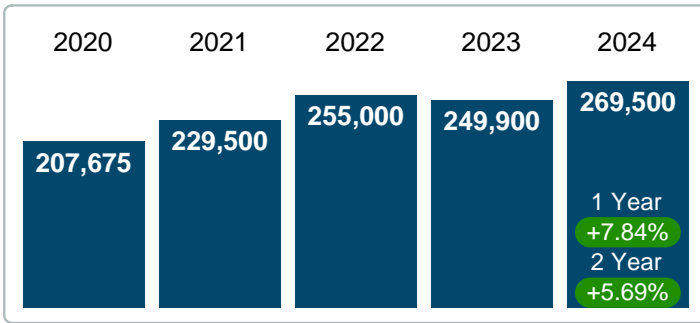
Area Delimited by County Of Rogers - Residential Property Type



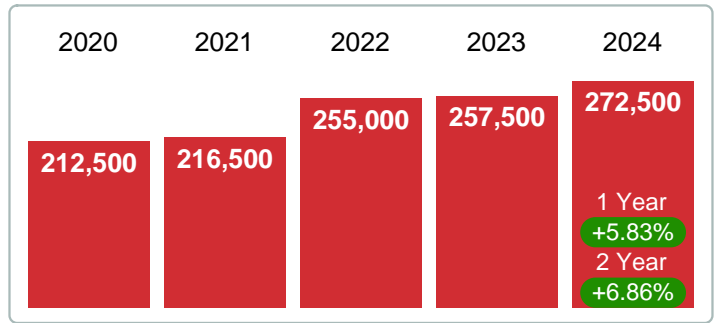
MEDIAN LIST PRICE AT CLOSING

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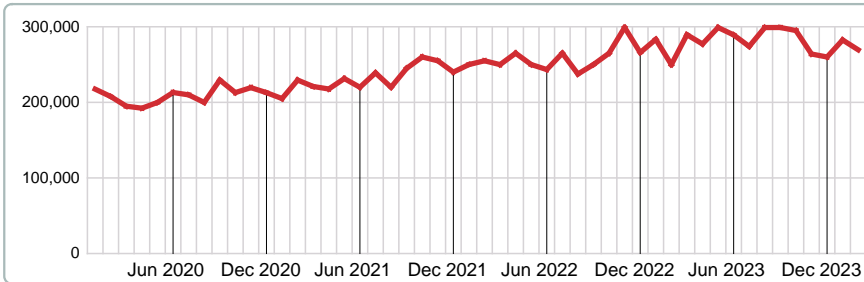
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

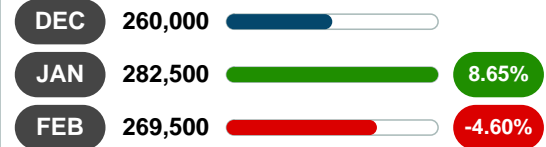


3 MONTHS

5 year FEB AVG = 242,315

High Sep 2023 299,000 Low Apr 2020 192,250

Median List Price at Closing this month at **269,500**
above the 5 yr FEB average of **242,315**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5.26%	101,000	101,000	124,900	70,000	0
\$125,001 - \$175,000	13.16%	155,000	168,000	155,000	152,450	0
\$175,001 - \$200,000	7.89%	186,000	0	186,000	0	0
\$200,001 - \$325,000	35.53%	259,990	0	249,900	272,500	0
\$325,001 - \$375,000	11.84%	349,900	349,900	349,500	359,450	345,000
\$375,001 - \$500,000	15.79%	442,038	0	449,075	415,750	465,000
\$500,001 and up	10.53%	616,500	0	682,550	569,999	675,000
Median List Price		269,500	141,500	227,450	312,500	515,000
Total Closed Units	100%	269,500	4	40	28	4
Total Closed Volume		23,502,038	719.90K	10.69M	9.93M	2.16M

February 2024



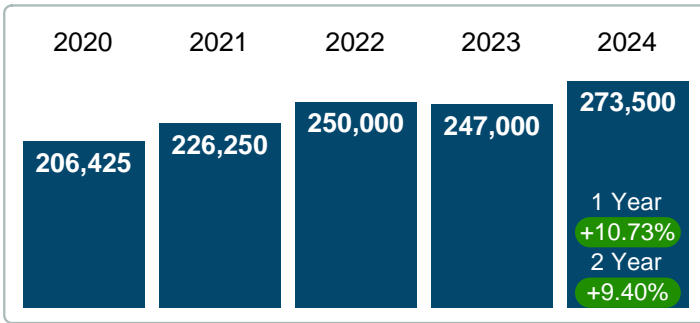
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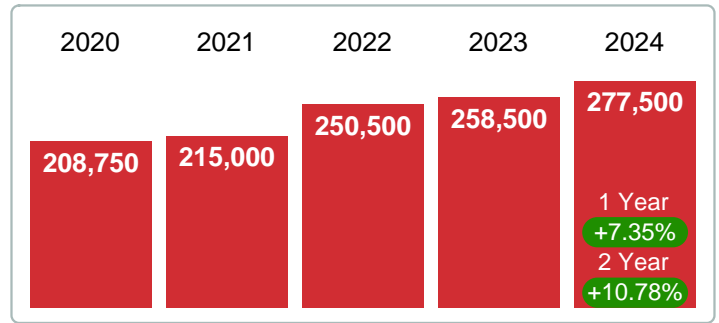
MEDIAN SOLD PRICE AT CLOSING

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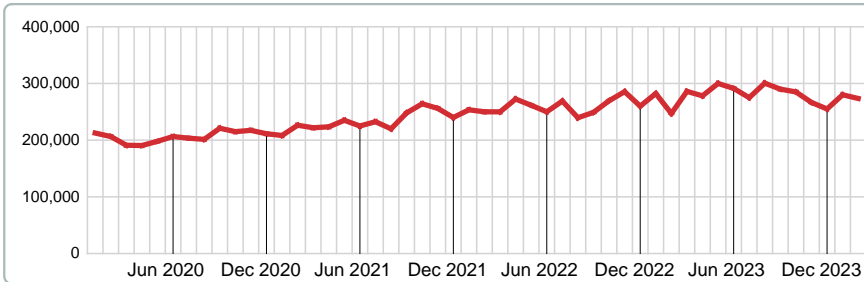
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

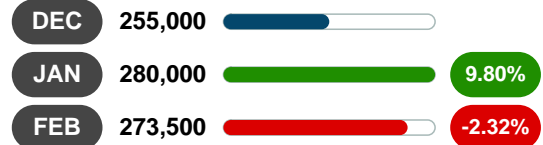


3 MONTHS

5 year FEB AVG = 240,635

High Aug 2023 300,500 Low Apr 2020 190,500

Median Sold Price at Closing this month at **273,500**
above the 5 yr FEB average of **240,635**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range	%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5.26%	81,550	81,550	0	85,250	0
\$125,001 - \$175,000	14.47%	150,000	157,000	150,000	149,900	0
\$175,001 - \$200,000	9.21%	194,900	0	189,950	200,000	0
\$200,001 - \$325,000	32.89%	257,990	0	247,000	274,000	0
\$325,001 - \$375,000	13.16%	357,500	365,000	354,506	355,000	355,000
\$375,001 - \$500,000	14.47%	465,000	0	475,000	410,000	465,000
\$500,001 and up	10.53%	609,000	0	827,397	552,500	642,500
Median Sold Price		273,500	121,050	222,450	322,500	510,000
Total Closed Units		76	4	40	28	4
Total Closed Volume		23,254,562	685.10K	10.72M	9.74M	2.11M

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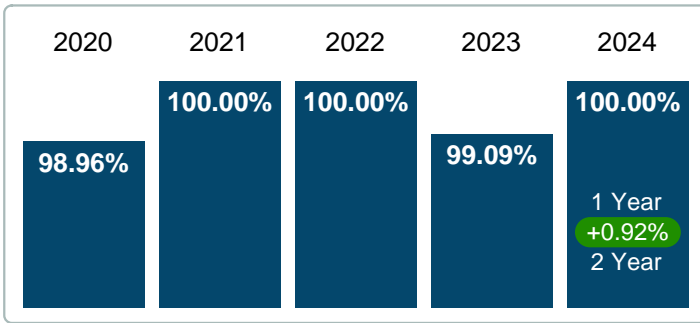
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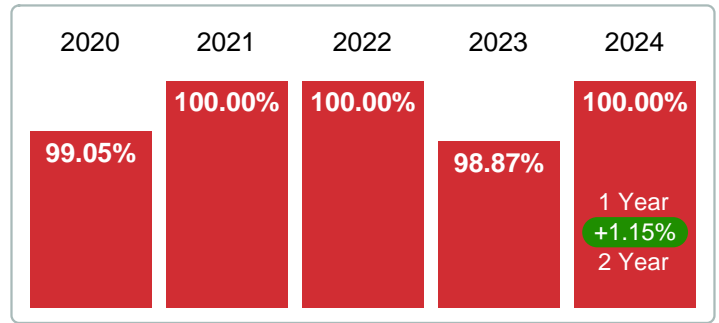
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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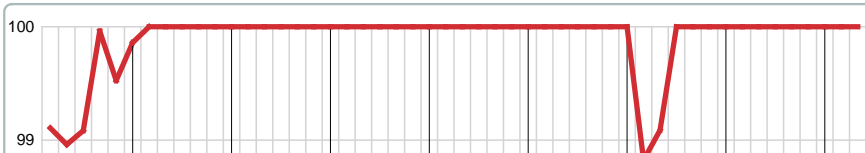
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.61%

High Feb 2024 100.00% Low Jan 2023 98.82%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr FEB average of **99.61%**

DEC 100.00%
JAN 100.00%
FEB 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	5.26%	74.78%	82.82%	0.00%	74.78%	0.00%
\$125,001 - \$175,000	11	14.47%	100.00%	93.45%	100.00%	100.00%	0.00%
\$175,001 - \$200,000	7	9.21%	98.93%	0.00%	99.47%	90.91%	0.00%
\$200,001 - \$325,000	25	32.89%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$375,000	10	13.16%	100.00%	104.32%	98.86%	98.19%	102.90%
\$375,001 - \$500,000	11	14.47%	100.00%	0.00%	100.00%	99.80%	100.00%
\$500,001 and up	8	10.53%	99.86%	0.00%	121.22%	100.00%	95.61%
Median Sold/List Ratio		100.00%		95.63%	100.00%	99.90%	99.12%
Total Closed Units		76	100%	4	40	28	4
Total Closed Volume		23,254,562		685.10K	10.72M	9.74M	2.11M

February 2024



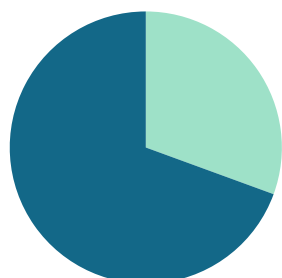
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

Report produced on Mar 11, 2024 for MLS Technology Inc.

INVENTORY

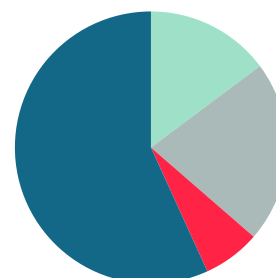


Inventory
 New Listings
133 = 30.57%
 Start Inventory
302
 Total Inventory Units
435
 Volume
\$200,428,518

Market Activity

Closed Sales
76 = 14.79%
 Pending Sales
111 = 21.60%
 Other Off Market
35 = 6.81%
 Active Inventory
292 = 56.81%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	85	76	-10.59%	166	138	-16.87%
Pending Sales	93	111	19.35%	179	196	9.50%
New Listings	117	133	13.68%	220	246	11.82%
Median List Price	249,900	269,500	7.84%	257,500	272,500	5.83%
Median Sale Price	247,000	273,500	10.73%	258,500	277,500	7.35%
Median Percent of Selling Price to List Price	99.09%	100.00%	0.92%	98.87%	100.00%	1.15%
Median Days on Market to Sale	18.00	32.50	80.56%	17.00	26.00	52.94%
Monthly Inventory	241	292	21.16%	241	292	21.16%
Months Supply of Inventory	1.99	2.81	41.11%	1.99	2.81	41.11%

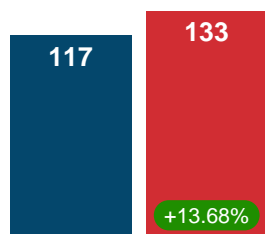
Absorption: Last 12 months, an Average of **104** Sales/Month

Inventory on February 29, 2024 = **292** 2023 2024

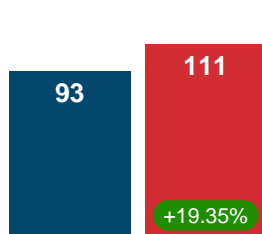
FEBRUARY MARKET

MEDIAN PRICES

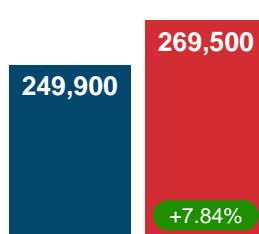
New Listings



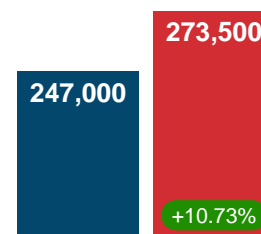
Pending Listings



List Price



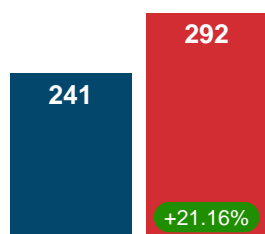
Sale Price



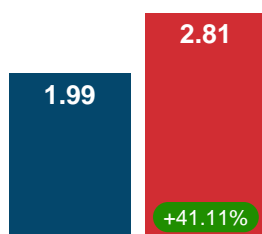
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

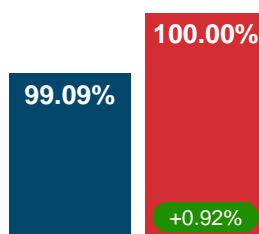
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

